



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
JANUARY 17, 2020
9:00 A.M.**

Staff Present:

Christina Chaney, Administrative Assistant
Deanna Bojman, Administrative Assistant
Francyne Webber, Administrative Assistant
Katrina Jordan, Administrative Services Supervisor
Yvette Ketor, Administrative Assistant
Yvette Cross-Spencer, Administrative Assistant
Victoria Mack, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Mario Carrasquel, Building Inspector
Alejandro DelRio, Building Inspector
Leonardo Martinez, Building Inspector
Jorge Martinez, Building Inspector
George Oliva, Chief Building Inspector
Jose Saragusti, Building Inspector

Respondents and witnesses

CE19040601: Lauren Malecka, property manager
CE19070714: Basil Wees, owner; Russell Casteel, Housing and Community Development
CE14111357: Brandon Reinhart, owner
CE19030229: Gary Kon, owner
CE19081587: Luiz Cunha, contractor
CE19061590: Andrew Schein, attorney; Robert Lochrie, attorney
BE-19110019: Artour Kagulian, representative
BE-19120024: Joseph Silvano, general contractor
CE19080379: Michael Harvey, owner
CE19061352: Gerrard D'Offay, owner
CE19080153: Johannah Carter, tenant
CE19032302: Daniel Letourneau, buyer
CE18121471: Simona Burshteyn, attorney
CE18040031: Andrew Schein, attorney; Jose Perez, tenant; Christian Hernandez, tenant; Ronald Feldman, manager
CE17041080: Chris McShane, owner
CE10050391; CE12041314; CE16011251; CE17050526: Jacob Natatof, owner
CE11052063; CE11052069: Luis Antonio Matias, owner; Arthur Augusto De Andrade Ennes, representative
CE19011360; CE19011362: Damon John Bastin, representative
CE16040057: Michael Shaheen, owner

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

Case: CE19061590

1721 SE 17 ST
WILSON HARBOR BEACH LLC

Vacate order of 12/10/19
Amendment

Mario Carrasquel, Building Inspector, requested the original order be amended to refer to the new ordinance section. He said the monument sign was still in violation because the permit had been approved without approval from engineering. He asked the owner to contact the Building Department and recommended ordering compliance within 42 days or a fine of \$200 per day.

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Ms. Hasan said there had been a problem with the City's new software system, leaving off the second component of the violation when the owner was cited.

Robert Lochrie, attorney, said they had not received notice of the revised violation yet.

George Oliva, Chief Building Inspector, stated they needed to meet at the Building Department with the engineer regarding approval of the monument sign.

Ms. Hasan stated there was notice regarding the violation and asked staff to check the file.

Upon returning to the case, Ms. Hasan requested Judge Purdy vacate the order.

Judge Purdy vacated the order dated 12/10/09.

Case: CE19061352

Request for extension

2730 SW 19 ST

D'OFFAY, DAPHNE C & GERARD M

This case was first heard on 11/12/19 to comply by 12/24/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,200.

Gerrard D'Offay, owner, requested an extension because he was in the process of requesting a variance. He stated while waiting for permits to be approved, he had been informed of a zoning issue.

Judge Purdy granted a 91-day extension, during which time no fines would accrue.

Case: CE19080153

5500 NW 21 TER

CITY OF FORT LAUDERDALE

Service was via posting at the property on 12/27/19 and at City Hall on 12/31/19.

George Oliva, Chief Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Chief Oliva presented the case file into evidence and recommended ordering compliance within 180 days or a fine of \$100 per day.

Johannah Carter, tenant, requested 180 days.

Judge Purdy Found in favor of the City and ordered compliance within 182 days or a fine of \$100 per day.

Case: CE19030229

1141 NE 17 WAY, # 1-2

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CELLAR DOOR PRODUCTIONS LLC

This case was first heard on 7/11/19 to comply by 8/22/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,800 and the City was requesting the full fine be imposed.

Alejandro DelRio, Building Inspector, recommended reducing the fines to \$225 to cover administrative costs.

Gary Kon, owner, agreed.

Judge Purdy imposed a fine of \$225 for the time the property was out of compliance.

Case: CE19040601

401 E LAS OLAS BLVD, # 115

TAF GG LAS OLAS LP

Service was via posting at the property on 12/26/19 and at City Hall on 12/31/19.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: 17051731 BALTC LM #
115:INT.BUILD OUT "PIZZA REV" 2183 SF

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Lauren Malecka, property manager, said there was no tenant in the space but there would be a new tenant within two weeks who would reopen the permit. She requested more than 42 days. Inspector DelRio suggested 63 days.

Judge Purdy Found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

Case: CE19080379

2251 SW 28 TER

HARVEY, MICHAEL

Service was via posting at the property on 12/19/19 and at City Hall on 12/31/19.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS LEFT TO EXPIRE: 19011909 BFENCEW SF INSTALL 85 LF OF
WOODEN FENCE

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Michael Harvey, owner, agreed

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE14111357

Vacate order of 1/19/17 and rehear

805 SE 7 ST

BROWN, CARRIE CLORE

REINHARDT, BRANDON S

This case was first heard on 8/18/16 to comply by 9/26/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$56,400 and the City was requesting a \$575 fine be imposed.

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George Oliva, Chief Building Inspector, explained that the property was in compliance, but the case had been left off a previous agenda and fines had continued. He requested the 1/19/17 order be vacated and all fines be waived.

Judge Purdy vacated the Order dated 1/19/17 and waived all fines.

Case: CE19081587

1609 SE 2 CT

Owner: LESLEE WILLIAMS WALKER REV TR
WALKER, LESLEE WILLIAMS TRUSTEE

This case was first heard on 8/17/19 to comply by 8/17/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,800 and the City was requesting the full fine be imposed.

Mario Carrasquel, Building Inspector, recommended reducing the fines to \$525 to cover administrative costs.

Luiz Cunha, contractor, said the owner lived in Tallahassee and Mr. Cunha did not have access to the mail to receive the notice.

Judge Purdy imposed a fine of \$525 for the time the property was out of compliance.

Case: CE19070714

442 SW 22 TER

WEES, BASIL G & ELLEN L

Service was via posting at the property on 12/26/19 and at City Hall on 12/31/19.

Jorge Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: 9-308(a)

THE ROOF ON THE STRUCTURE OF THIS PROPERTY IS NOT MAINTAINED IN A
SAFE, SECURE, WATERTIGHT CONDITION.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 180 days or a fine of \$50 per day.

Russell Casteel, Housing and Community Development, said the City was rehabilitating the property and was about to hire an architect.

Basil Wees, owner, agreed.

Judge Purdy Found in favor of the City and ordered compliance within 182 days or a fine of \$50 per day.

Case: BE-19120024

2100 CORAL SHORES DR

HILLER, BRYAN

This case was first heard on 12/16/19 to comply by 12/17/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed.

Jose Saragusti, Building Inspector, confirmed the property was in compliance.

Joseph Silvano, general contractor, said the owner lived in New York and the previous contractor had done work without a permit. Mr. Silvano stated he hoped to have three permits on Monday. He stated one of the dumpster company's trucks

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had been out of order over the holidays and Mr. Silvano had sent employees to the site to clean it up.

Judge Purdy imposed no fine.

Case: BE-19110019

1759 SW 30 PL

ESTRATA DEVELOPMENT LLC

Service was via posting at the property on 12/26/19 and at City Hall on 12/31/19.

Jorge Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: 24-11(c)

THERE IS DEBRIS AND/OR SOLID WASTE CAUSING A NUISANCE TO
SURROUNDING NEIGHBORS.

24-11(b)

THERE IS CONSTRUCTION DEBRIS THAT IS NOT MAINTAINED SECURED,
THE DEBRIS IS LOOSE AND UNSECURED.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Artour Kagulian, representative, said the site had been cleaned and construction had been halted.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

Judge Purdy took a brief break.

Case: CE19091639

921 NW 8 AVE

MOYA, HECTOR & DIANE

Service was via posting at the property on 12/27/19 and at City Hall on 12/31/19.

George Oliva, Chief Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE
BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS
RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE
BUILDING OFFICIAL WITHIN 90 DAYS OF THE
INITIAL NOTICE SENT TO YOU.

Chief Oliva presented the case file into evidence and recommended ordering compliance within 180 days or a fine of \$100 per day.

Judge Purdy Found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day.

Case: CE19050808

910 SW 21 ST

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FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX-PSX/JB

Service was via posting at the property on 12/30/19 and at City Hall on 12/31/19.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: 18050410 EGGENERATOR
INSTALL NEW 15 KW DIESEL GENERATOR

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE19051991

3556 W BROWARD BLVD
J & D INVESTMENT LLC

Service was via posting at the property on 12/27/19 and at City Hall on 12/31/19.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: 9-1.(d)

NO PERMITS IN PERMIT HISTORY TO ADDRESS THE WORK IN PROGRESS OR
COMPLETED BUT LIMITED TO A NEW SECTION OF CHAIN LINK FENCE.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE19100107

1445 NW 7 TER
DEUTSCHE BANK NA TR TRUSTEE
%NATIONSTAR MORTGAGE LLC

Service was via posting at the property on 12/30/19 and at City Hall on 12/31/19.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: 18-7(a)

THERE ARE DOORS, WINDOWS OR OTHER OPENINGS, BROKEN, MISSING OR UNSECURED, SO
AS TO ALLOW ACCESS TO THE INTERIOR AT THIS VACANT PROPERTY.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Case: CE18121746

1312 SW 4 AVE
DORNING, PATRICK J

Service was via posting at the property on 12/30/19 and at City Hall on 12/31/19.

Jorge Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: 9-1.(d)

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ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE ARE WINDOWS, DOOR AND FENCE THAT WERE INSTALLED WITHOUT THE REQUIRED PERMITS AS PER THE FLORIDA BUILDING CODE BORA EDITION SECTION 105.1.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

Case: CE19061201

625 CORAL WAY

VALERIO, THOMAS A

Service was via posting at the property on 12/26/19 and at City Hall on 12/31/19.

Jorge Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS LEFT TO EXPIRE: 11020122 BFENCEW SF ALUM
FENCE 4FT X 115LF & 2 GATES 5FT X 18FT & 13

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE19080377

2240 NW 30 TER

HENRY, HUBERT AGUSTAS

LLOYD, NATASHA ELETE

Service was via posting at the property on 1/8/20 and at City Hall on 12/31/19.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS LEFT TO EXPIRE: 16052174 BALTR1M ATF INTERIOR
REMODEL AND ADD ROOF TO

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 60 days or a fine of \$50 per day.

Judge Purdy Found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

Case: CE19050193

3000 NW 69 CT, # BLD1

PALM-AIRE VILLAGE CONDO ASSN #1 INC.

This case was first heard on 9/10/19 to comply by 10/22/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$100 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

Case: CE19091758

500 N ANDREWS AVE

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BR ARCHCO FLAGLER VILLAGE LLC %RYAN

This case was first heard on 9/30/19 to comply by 9/30/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$450 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$450 fine.

Case: BE-19110026

550 S ANDREWS AVE

BLACKHAWK PROPERTIES & INVESTMENTS LLC

This case was first heard on 11/22/19 to comply by 11/22/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,000 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$4,000 fine.

Case: BE-19120034

550 S ANDREWS AVE

BLACKHAWK PROPERTIES & INVESTMENTS LLC

This case was first heard on 12/13/19 to comply by 12/13/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$500 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$500 fine.

Case: BE-19120052

500 N ANDREWS AVE

Owner: BR ARCHCO FLAGLER VILLAGE LLC %RYAN

This case was first heard on 6/4/19 to comply by 6/5/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$150 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$150 fine.

Case: CE18091003

Vacate order of 12/10/19

611 SW 29 TER

WILLIAMS, SHIRLEY ANN

This was a request to vacate the order dated 12/10/09.

Judge Purdy vacated the order dated 12/10/09.

Lien Reduction Hearings

Case: CE19032302

101 SW 29 AVE

KI PROPERTIES LLC

Notice was mailed to the owner via first class mail on 1/7/20. Deanna Bojman, Presenter, testified that the lien amount was \$4,500 and City administrative costs totaled \$450. The applicant had offered \$450 and the City was requesting \$1,705.

Daniel Letourneau, buyer, said the previous owner was responsible for the violations and the current owner had taken care of them.

Judge Purdy reduced the lien amount to \$1,480 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

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The following four cases for the same owner and address were heard together:

Case: CE10050391

1551 DAVIE BLVD

EDAN & GAL LLC

Notice was mailed to the owner via first class mail on 1/6/20. Deanna Bojman, Presenter, testified that the lien amount was \$490,950 and City administrative costs totaled \$258. The applicant had offered \$0 and the City was requesting \$258. Total liens for all four cases: \$1,220,750 total administrative costs: \$3,067. The City was requesting \$3,067 for all four cases.

Jacob Natatof, owner, agreed to the fine reduction.

Judge Purdy reduced the lien amount to \$258 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE12041314

1551 DAVIE BLVD

EDAN & GAL LLC

Notice was mailed to the owner via first class mail on 1/6/20. Deanna Bojman, Presenter, testified that the lien amount was \$242,000 and City administrative costs totaled \$258. The applicant had offered \$0 and the City was requesting \$258.

Judge Purdy reduced the lien amount to \$258 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE16011251

1551 DAVIE BLVD

EDAN & GAL LLC

Notice was mailed to the owner via first class mail on 1/6/20. Deanna Bojman, Presenter, testified that the lien amount was \$349,800 and City administrative costs totaled \$1,178. The applicant had offered \$0 and the City was requesting \$1,178.

Judge Purdy reduced the lien amount to \$1,178 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE17050526

1551 DAVIE BLVD

EDAN & GAL LLC

Notice was mailed to the owner via first class mail on 1/6/20. Deanna Bojman, Presenter, testified that the lien amount was \$138,000 and City administrative costs totaled \$1,373. The applicant had offered \$0 and the City was requesting \$1,373.

Judge Purdy reduced the lien amount to \$1,373 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE16040057

3200 N PORT ROYALE DR # 1603

SHAHEEN, MICHAEL P

This was a request to amend the lien reduction order dated 8/15/19.

Notice was mailed to the owner via first class mail on 1/6/20.

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Michael Shaheen, owner, said this was a request to extend the payment period. He said he was still paying the contractor who had complied the violations. He stated the issue was not just the payment period but also the amount, \$4,304. He said he had not been aware that there was a fine running.

Ms. Hasan said the ordinance did not allow for re-hearings of lien reduction cases because everyone would want one. The City had contacted Mr. Shaheen because he had made no payments and the due date was approaching. The City did not object to granting a longer period of time.

Judge Purdy granted a 24-month extension.

Case: CE19011362

2415 DAVIE BLVD

SPEEDWAY LLC

Notice was mailed to the owner via first class mail on 1/7/20. Deanna Bojman, Presenter, testified that the lien amount was \$18,000 and City administrative costs totaled \$672. Total Lien amount for both cases: \$36,000; Total administrative costs: 1,344. The applicant had offered \$336 and the City was requesting \$4,500.

Damon John Bastin, representative, said it had taken time for the notice to be provided to him from the corporate office. Once he was aware of the violations, he had complied.

Judge Purdy reduced the lien amount to \$2,586 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE19011360

2409 DAVIE BLVD

SPEEDWAY LLC

Notice was mailed to the owner via first class mail on 1/7/20. Deanna Bojman, Presenter, testified that the lien amount was \$18,000 and City administrative costs totaled \$672. The applicant had offered \$336 and the City was requesting \$4,500.

Judge Purdy reduced the lien amount to \$2,586 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following two cases for the same owner were heard together:

Case: CE11052063

1604 NW 11 CT

CASA BRASIL INVESTMENTS LLC

Notice was mailed to the owner via first class mail on 1/6/20. Deanna Bojman, Presenter, testified that the lien amount was \$6,075 and City administrative costs totaled \$856. Total Lien amount for both cases: \$32,175; Total administrative costs: \$1,942. The applicant had offered \$1,600 for both cases and the City was requesting \$3,200 for both cases.

Luis Antonio Matias, owner, was present.

Arthur Augusto De Andrade Ennes, representative, said they had already paid hard costs. He stated the broker who sold the property to the owner had informed him that there were only \$6,000 in fines but there had been much more. The owner had paid a total of approximately \$34,000 for the property and fines and then discovered another \$32,000 in fines when he applied for permits. The land was only worth \$27,000 and he had invested over \$50,000.

Mr. De Andrade Ennes presented documentation and receipts to Judge Purdy.

Judge Purdy reduced the lien amount to \$3,200 for both cases payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

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Case: CE11052069

1604 NW 11 CT

CASA BRASIL INVESTMENTS LLC

Notice was mailed to the owner via first class mail on 1/6/20. Deanna Bojman, Presenter, testified that the lien amount was \$26,100 and City administrative costs totaled \$1,086.

Case: CE18040031

316 NE 4 ST

300 THIRD & 4TH LLC

Notice was mailed to the owner via first class mail on 1/6/20. Deanna Bojman, Presenter, testified that the lien amount was \$11,450 and City administrative costs totaled \$258. The applicant had offered \$2,500 and the City was requesting \$2,500.

Christian Hernandez, tenant, and Ronald Feldman, manager, agreed to the fine reduction.

Judge Purdy reduced the lien amount to \$2,500 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE17041080

1208 SW 4 ST

MCSHANE, CHRISTOPHER M

Notice was mailed to the owner via first class mail on 1/9/20. Deanna Bojman, Presenter, testified that the lien amount was \$38,300 and City administrative costs totaled \$921. The applicant had offered \$500 and the City was requesting \$4,000.

Chris McShane, owner, said a tenant had made the improvements and not told Mr. McShane about the citations. As soon as Mr. McShane was aware of the violation, he had removed it. Regarding the rear fence, He said this was never a trash enclosure and a contractor had done the work improperly. Mr. McShane said he was selling the property and agreed that he would be responsible for the first \$1,000 of the fine and the new owner would be responsible for the rest.

Judge Purdy reduced the lien amount to \$3,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18121471

118 SW 21 WY

ISAAC'S ESTATE INC.

Notice was mailed to the owner via first class mail on 1/6/20. Deanna Bojman, Presenter, testified that the lien amount was \$13,250 and City administrative costs totaled \$810. The applicant had offered \$132.50 and the City was requesting \$3,460.

Simona Burshteyn, attorney, said a tenant had been responsible for the violations. When the owners became aware of the violations, the tenant would not allow access to the property and the owner had needed to pursue eviction.

Judge Purdy reduced the lien amount to \$2,135 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Complied, Closed, Withdrawn and Rescheduled Cases

Judge Purdy accepted page 14 of complied, closed, withdrawn and rescheduled cases as an exhibit.

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Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE19081001

CE19090760

CE19080514

CE19080568

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Respondent Non-Appearance

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 11:11 A.M.


SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate